089.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	678,600 / 678,600
					USE VALUE:	678,600 / 678,600
					ASSESSED:	678,600 / 678,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
68		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DONGOL BINOD
Owner 2:	ADHIKARI REEMA
Owner 3:	
Street 1:	68 HEMLOCK ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DONGOL BINOD -
Owner 2:	-
Street 1:	68 HEMLOCK ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .072 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1965, having primarily Wood Shingle Exterior and 1906 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3119.000	319,100		359,500	678,600
Total Card	0.072	319,100		359,500	678,600
Total Parcel	0.072	319,100		359,500	678,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.03 /Parcel: 356.03

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 56012
GIS Ref:
GIS Ref:
Insp Date: 02/28/17

!7179!

PREVIOUS ASSESSMENT

Parcel ID: 089.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	319,100	0	3,119.	359,500	678,600		Year end	12/23/2021
2021	104	FV	305,300	0	3,119.	359,500	664,800		Year End Roll	12/10/2020
2020	104	FV	305,300	0	3,119.	359,500	664,800	664,800	Year End Roll	12/18/2019
2019	104	FV	274,600	0	3,119.	364,600	639,200	639,200	Year End Roll	1/3/2019
2018	104	FV	274,600	0	3,119.	272,200	546,800	546,800	Year End Roll	12/20/2017
2017	104	FV	257,600	0	3,119.	246,500	504,100	504,100	Year End Roll	1/3/2017
2016	104	FV	257,600	0	3,119.	236,200	493,800	493,800	Year End	1/4/2016
2015	104	FV	235,500	0	3,119.	200,300	435,800	435,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:09:37

LAST REV

Date	Time
11/10/21	10:43:16
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 7179

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DONGOL BINOD,	1581-34	1	10/29/2021	Convenience	1	No	No		
CHAMBERLAIN DAV	1581-33	1	10/29/2021		904,000	No	No		
CHAMBERLAIN DAV	1517-96		10/24/2017	Convenience	1	No	No		
DAMRON DOUGLAS	1359-143		9/18/2008	Family	392,500	No	No		
LEE SERENE S/TR	1213-132		11/5/1999		289,900	No	No		
LEE HSIUNG-YHU	1125-44		4/15/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/16/2016	288	Addition	48,000	C				2nd fl addition

ACTIVITY INFORMATION

Date	Result	By	Name
11/10/2021	SQ Mailed	MM	Mary M
2/28/2017	Permit Visit	DGM	D Mann
2/28/2017	Measured	DGM	D Mann
2/28/2017	Left Notice	DGM	D Mann
3/25/2009	Measured	197	PATRIOT
1/21/2000	Meas/Inspect	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56012
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3119		Sq. Ft.	Site		0	70.	1.65	5									359,500						359,500	

Total AC/HA:	0.07160	Total SF/SM:	3119	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	359,500	Spl Credit		Total:	359,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	1 - 1 Story		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	L - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	4 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.35000002
Const Adj.:	0.93416476
Adj $ / SQ:	227.002
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	462470
Depreciation:	143366
Depreciated Total:	319104

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units	2		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

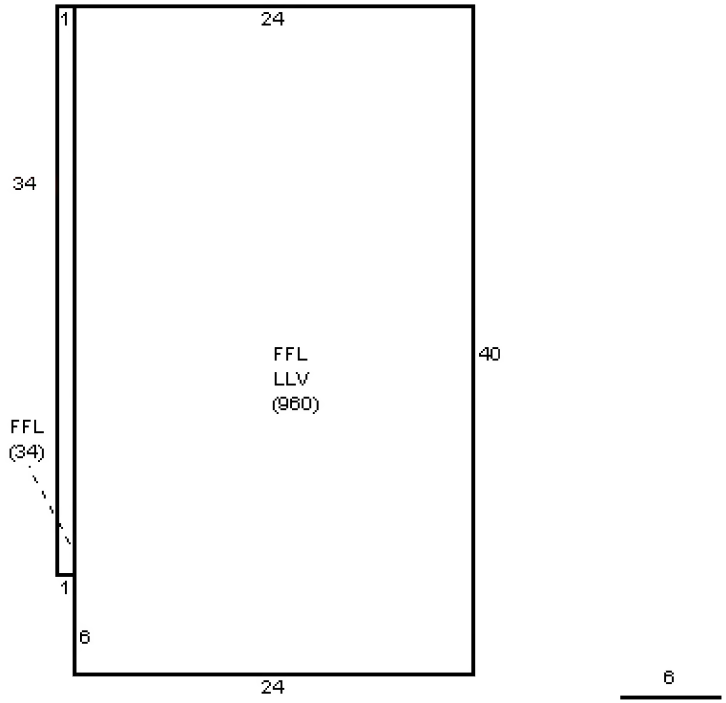
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	227.00
Special Features:	0	Val/Su Net:	163.31
Final Total:	319100	Val/Su SzAd	321.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	994	227.000	225,640
LLV	Lower Level	960	140.970	135,330
	Net Sketched Area:	1,954	Total:	360,970
Size Ad	994	Gross Area	1954	FinArea 1906

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	95	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc